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## **Project plans aired at forum**

### **Montebello Hills may get 1,000 homes**

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MONTEBELLO - About 50 local residents showed up Tuesday for the latest in a series of meetings by the owners and prospective developers of one of the last prime pieces of open space left in Los Angeles County.

It involves about 480 acres of raw land in the Montebello Hills.

Officials from Plains Exploration and Production Co., owners of the land, presented the latest information on the proposed development of the property, located on the northern tip of the city.

The meeting, held at the Holy Cross Armenian Apostolic Cathedral's center, was one in a series of meetings to inform neighborhoods surrounding the land of the plans. There will be at least a half dozen more meetings.

"We are in the very beginning of the planning," said Norman Witt, senior vice president of Cook Hill Properties, LLC - the developer hired by PXP.

"We are making the best decisions based on science and what is in the best interest of the city," said Susan Lindquist, community development director for Cook Hill.

Witt told residents the project would not infringe on their lifestyles. He said the natural and manufactured open spaces will serve as buffers.

"There will be buffer zones in excess of 300 to 1,000 square feet from all neighborhoods," Witt said.

Mark Rogers of TRG Land, a hillside planning and design company, said all of the details of the project have not been completed yet.

Early marketing studies by Cook Hill have found that single-family detached homes would be the most profitable for the city.

Rogers said estimates of the proposed 1,000 residential units that PXP plans to build on the property will generate anywhere from \$5 million to \$7 million annually in redevelopment revenues.

The market prices for the homes, depending on their size, are estimated to range from \$400,000 to \$2 million, Witt said.

There will be no affordable housing as part of the project because the city has an excess of